

PUBLIC ACCESS CURVE TABLE					
Curve	Delta	Radius	Length	Chord-Dir	Chord
CA1	30°47'35"	14.50	7.79	N84°01'21"E	7.70
CA2	56°17'56"	24.50	24.07	N40°28'35"E	23.12
CA3	77°17'28"	24.50	33.05	S51°44'11"E	30.60
CA4	14°35'23"	24.50	6.24	S82°19'23"W	6.22

PUBLIC ACCESS LINE TABLE		
LINE	BEARING	LENGTH
A1	S00°39'34"E	18.23
A2	N89°37'05"E	26.20
A3	N89°37'05"E	60.00
A4	S00°22'55"E	25.00
A5	S89°37'05"W	126.59
A6	N00°39'30"W	26.67

DETENTION CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD-DIR	CHORD
C1	158°50'27"	5.91	16.38	S12°17'02"W	11.62
C2	3°37'48"	990.46	62.75	N89°50'30"E	62.74
C3	8°32'40"	159.74	23.82	N87°41'58"W	23.80
C4	60°55'50"	12.01	12.77	N52°57'42"W	12.18
C5	24°47'52"	38.86	16.82	N10°05'31"W	16.69
C6	28°59'51"	38.96	19.72	S34°14'02"E	19.51
C7	90°28'28"	3.67	5.79	N89°36'57"E	5.21
C8	99°16'48"	5.72	9.91	N75°58'34"W	8.71
C9	14°24'59"	63.46	15.97	S71°59'57"W	15.92
C10	12°49'48"	46.27	10.36	S73°16'39"W	10.34
C11	9°28'35"	134.31	22.21	S04°21'22"W	22.19
C12	15°50'21"	37.43	10.35	N08°31'36"E	10.32
C13	67°58'15"	8.00	9.49	S34°22'02"E	8.94

DETENTION LINE TABLE		
LINE	LENGTH	BEARING
L1	166.97	S00°42'30"E
L2	36.41	N89°39'34"E
L3	41.21	N50°30'06"E
L4	228.32	N89°37'05"E
L5	13.93	S18°38'05"E
L6	14.39	S22°46'24"W
L7	24.79	S45°08'25"E
L8	11.85	N67°21'36"E
L9	31.30	S16°58'10"E
L10	27.42	S44°44'03"W
L11	13.02	N88°34'06"W
L12	21.93	S24°35'25"E
L13	13.27	S19°53'59"W
L14	35.56	S22°37'41"W
L15	8.98	S65°45'09"E
L16	43.85	N02°18'05"E
L17	57.99	N89°37'05"E
L18	31.42	S50°49'20"W
L19	5.40	N30°17'56"W
L20	5.72	N21°26'52"E
L21	2.31	N02°33'25"W
L22	9.80	S76°59'53"W
L23	6.90	S70°49'17"W
L24	7.18	S85°25'40"W
L25	0.35	S89°22'21"W
L26	1.04	N00°22'55"W
L27	53.99	S89°37'05"W
L28	15.57	S00°22'55"E
L29	2.00	S89°37'05"W
L30	26.25	S00°22'55"E
L31	1.00	N89°37'05"E
L32	25.38	S00°21'33"E
L33	12.08	S00°22'20"E

CONSTRUCTION PROHIBITED OVER EASEMENTS
No permanent building or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, or other utility easement of any type.

WATER/WASTEWATER IMPACT FEES
The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

UTILITY EASEMENTS
Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat, and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

FLOODPLAIN RESTRICTION
No construction shall be allowed within the floodplain easement without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director shall be prepared and submitted by the party(ies) wishing to construct within the flood-plan. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

PRIVATE COMMON AREAS AND FACILITIES
The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but are not limited to, private streets, emergency access easements, and gated security entrances; recreation areas, landscape areas and open spaces; water and wastewater distribution facilities; and recreation/clubhouse/exercise/buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

BUILDING PERMITS
No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks or paving improvements, and approval is first obtained from the City of Fort Worth.

SIDEWALKS
Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

FLOOD-PLAIN/DRAINAGEWAY: MAINTENANCE
The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth shall not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainage-ways traversing their property clean and free of debris, silt, or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the flood-plan easement line as shown on the plat.

SITE DRAINAGE STUDY
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit is issued on this site (a grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required, along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness of a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

PRIVATE MAINTENANCE
The city of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

PARKWAY PERMIT
Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

FLOODPLAIN EASEMENTS
Delineation-Floodplain easement is to encompass the entire floodplain, plus an additional 10' on each side of the floodplain, measured from the water surface elevation of the 100 year frequency precipitation event under ultimate development conditions. Only with written permission from the City of Fort Worth (DOE and/or IPW) may a floodplain easement be measured from approved CLOMR or flood study. In all cases the effective FEMA floodplain as determined by the firm must be delineated and appropriately labeled.

TRANSPORTATION IMPACT FEES
The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based on Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

P.R.V.s required
Private P.R.V.s will be required, water pressure exceeds 80 P.S.I.

Note:
IRF - Iron Rod Found.

IRS - Iron Rod Set stamped "Beasley RPLS 4050".

CM - Control Monument.

Basis of Bearings: NAD83 (2011) Epoch:(2010.0) Texas North Central Zone.

Grid Scale Factor: 0.99984763791

0 50 100 150

SCALE 1"=50'

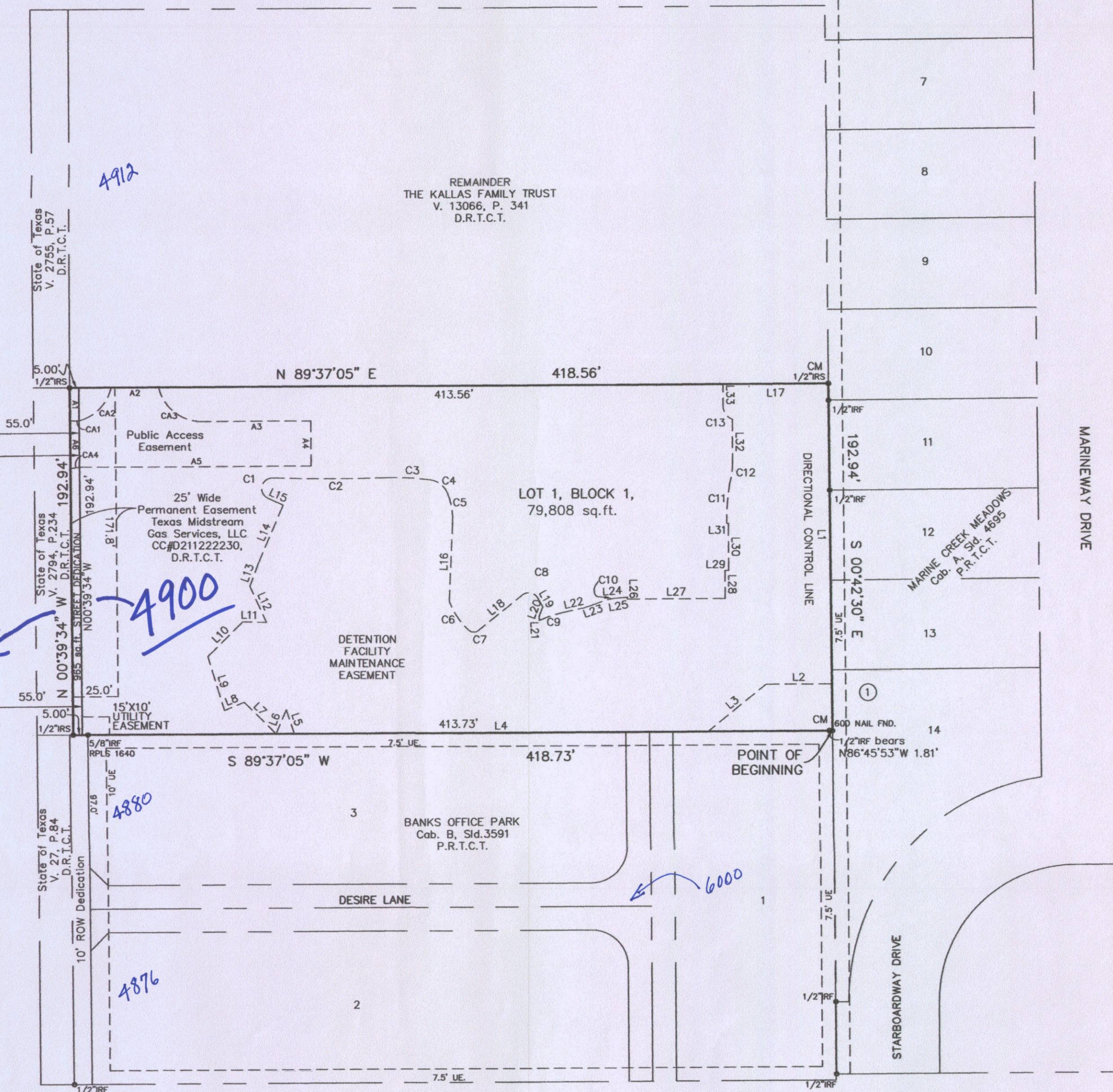
The subject property is not graphically depicted in areas subject to inundation by the 1% annual chance flood Zone AE (base flood elevation determined.) Zone X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) and Zone X (Areas determined to be outside the 0.2% annual chance flood -plain); according to the National Flood Insurance Program Flood Insurance Rate Map of Tarrant County, Texas and Incorporated areas, Map No. 48459C0100K, Community-Panel No. 480596 0160 K, dated September 25, 2009.

LINDA CORLEY - BOAT CLUB ROAD ADDITION
CC #0210318217
P.R.T.C.T.

NORTH TEXAS ACQUISITION, LLC.
CC #D208224118
D.R.T.C.T.

JINKENS HEIGHTS ADDITION
V.388-80, P.6
P.R.T.C.T.

REMAINDER THE KALLAS FAMILY TRUST
V. 13066, P. 341
D.R.T.C.T.



STATE OF TEXAS §
COUNTY OF TARRANT §
WHEREAS, Fort Boat Club Realty, L.L.C., a Texas limited Liability Company, acting by and through the undersigned, its duly authorized agent, is the sole owner of all that certain tract, parcel, or lot of land located in the William Doshier Survey, Abstract No. 417, City of Fort Worth, County of Tarrant, Texas, according to the deed recorded in County Clerk's Instrument No. D215179288, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 600 nail found at the southeast corner of the tract of land described in the Affidavit of Correction, to Cynthia Lynn Dornak, and spouse, Richard Steven Dornak, recorded in County Clerk's #0210303178, Deed Records, Tarrant County, Texas, said 600 nail lying in the west line of Lot 14, Block 1, Marine Creek Meadows, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 4695, Plat Records, Tarrant County, Texas from which an 1/2" iron rod found at the southwest corner of said Lot 14 bears S00°43'02"E 150.32 feet and said 600 nail being the northeast corner of Lot 1, Banks Office Park, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Cabinet B, Slide 3591, Plat Records, Tarrant County, Texas;

THENCE S89°37'05"W, along the common line of said Dornak and Banks Office Park tracts, at 1.81 feet passing a point from which an 1/2" iron rod found bears N00°22'55"W 0.11 feet, at 410.61 feet passing a 5/8" iron rod stamped "RPLS1640" found at the northwest corner of Lot 3, of said Banks Office Park, in all a distance of 418.73 feet to an 1/2" iron rod stamped "Beasley RPLS 4050" set at the southwest corner of said Dornak tract, said iron rod said lying in the apparent east line of Boat Club Road, State Farm-Market Highway No. 1220;

THENCE N00°39'34"W, along the west line of said Dornak tract, a distance of 192.94 feet to an 1/2" iron rod stamped "Beasley RPLS 4050" set at the northeast corner of said Dornak tract, said iron rod lying in the south line of a remainder portion of a tract of land described in the deed to The Kallas Family Trust, recorded in Volume 13066, Page 341, Deed Records, Tarrant County, Texas;

THENCE N89°37'05"E, along the common line of said Dornak and Kallas Family tracts, a distance of 418.56 feet to an 1/2" iron rod stamped "Beasley RPLS 4050" set at the northeast corner of said Dornak tract and lying in said Block 1 west line;

THENCE S00°42'30"E, along the east line of said Dornak tract and said west line, at 9.24 feet passing an 1/2" iron rod found at the common corner of Lot 10 and 11, of said Block 1, at 59.10 feet passing an 1/2" iron rod found at the common corner of Lot 11 and 12, of said Block 1, in all a distance of 192.94 feet to the point of beginning, containing 1.854 acres of land.

The bearings recited herein are oriented to NAD83 (2011) Epoch:(2010.0) Texas North Central Zone. Combined Grid Scale Factor: 0.99984763791

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Fort Boat Club Realty, L.L.C., a Texas limited Liability Company, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as Lot 1, Block 1, Fort Boat Club Addition, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND, At Fort Worth, Tarrant County, Texas, this the 13 day of 2016.

Fort Boat Club Realty, L.L.C., a Texas limited Liability Company,

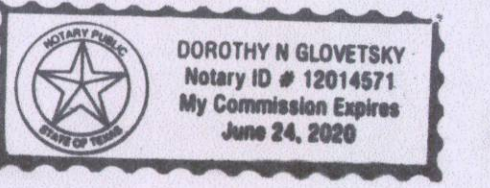
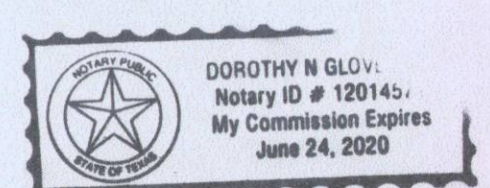
By: Dr. Vijay Kalaria, Manager

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Dr. Vijay Kalaria, Manager of Fort Boat Club Realty, L.L.C., a Texas limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

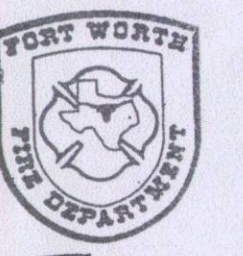
GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 13 day of 2016.

Dorothy N. Glovetsky
NOTARY PUBLIC TARRANT COUNTY, TEXAS



This is to Certify that I, Herbert S. Beasley, a Registered Professional Land Surveyor of the State of Texas, have surveyed the above described property on the ground, and that all lot corners, angle points, and points of curve shall be set after construction and will be 1/2" iron rods capped and stamped "BEASLEY RPLS 4050". Irons that are damaged, disturbed, or not so marked are not original

Herbert S. Beasley R.P.L.S.
Texas Registration No. 4050



MJTHOMAS
ENGINEERING, LLC
3973 W. VICKERY BLVD., SUITE 103
FORT WORTH, TX 76107
REGISTRATION NO. F-9435
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LAND SURVEYORS L.P.
• LAND • TOPOGRAPHIC
• CONSTRUCTION SURVEYING
FIRM NO. 10094900
METRO 817-429-0194
FAX 817-446-5488
hsbeasley@msn.com

LAND USE TABLE	
LOTS	1.832 ACRES
STREET DEDICATION	0.022 ACRES
TOTAL	1.854 ACRES

Variable Width Temporary Workspace
Texas Midstream Gas Services, LLC
CC #0211222230, D.R.T.C.T.
Expired 1 year from date of execution according to said document.

OWNER/DEVELOPER
FORT BOAT CLUB REALTY, L.L.C.
1900 MISTLETOE BOULEVARD, SUITE 100
FORT WORTH, TEXAS 76104
817-681-3036
E-MAIL vijaykalaria@scglobal.net

SURVEYOR
HERBERT S. BEASLEY LAND SURVEYORS L.P.
P.O. BOX 8873
FORT WORTH, TEXAS 76124
PH 817-732-9839
FAX 817-732-9841
E-MAIL mickety@mjthomaseng.com

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
This plat is valid only if recorded within ninety (90) days after date of approval.
Plot Approval Date: July 22, 2016
By: Ronald R. Brown, Chairman
By: Mary Elliott, Secretary

FS16-059
Final Plat
Lot 1, Block 1,
Fort Boat Club Addition, an addition
to the city of Fort, Worth, Tarrant County, Texas,
being 1.854 acres of land located in the
William Doshier Survey, Abstract No. 417
Tarrant County, Texas.

PREPARED FEBRUARY 2016

FINAL PLAT CASE NO. FS-16-059
THIS MAP FILED IN INSTRUMENT NO. D21614130 DATE 07/22/2016

FORT BOAT CLUB PP.dwg